



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 02/15/05

AGENDA ITEM 3

WORK SESSION ITEM           

**TO:** Redevelopment Agency Board

**FROM:** Director of Community and Economic Development

**SUBJECT:** Authorization to Acquire Properties at 251 C Street and 271 C Street

**RECOMMENDATION:**

It is recommended that the Redevelopment Agency Board adopt the attached resolutions authorizing the acquisition of two residential parcels referenced above, and appropriating \$1,100,000 for this purpose.

**BACKGROUND:**

In order to develop the proposed new Burbank Elementary School as envisioned in the Cannery Area Design Plan, it is necessary to acquire several homes on C Street and one on Filbert Street. To date the Agency has purchased three residential properties located on C Street. Four residential parcels remain to be purchased on this block, as shown in Exhibit A. One of these parcels (271 C Street) is owned by Hector and Guadalupe Barajas, and the other (251 C Street) is owned by Ana G. and Zoraida Castaneda.

The Agency obtained appraisals of the remaining properties and based on the appraisals made purchase offers, which have been accepted by the two above-referenced property owners. In addition, pursuant to California Relocation Assistance Law, the sellers and tenants are eligible for relocation benefits. The Agency engaged a relocation benefits consultant to determine the amount of additional compensation to which the sellers and tenants are entitled. The entitlement amounts vary depending on a number of factors such as household size and the availability of comparable replacement housing. In addition to the purchase prices and relocation benefits, closing the transactions will cost up to \$20,000 per property in additional escrow and title fees, moving costs, and other incidental expenses to be paid by the Agency. These two properties and the proposed transactions are described in more detail below:

## **251 C Street**

The parcel comprises approximately 5,000 square feet and is improved with an owner-occupied single family residence. The contract price is \$420,000. In addition, the sellers are entitled to relocation benefits primarily consisting of a purchase differential payment of \$80,000.

## **271 C Street**

The parcel comprises approximately 8,875 square feet and is improved with an owner-occupied single family residence. The contract price is \$430,000. In addition, the sellers are entitled to relocation benefits primarily consisting of a purchase differential payment of \$115,000. The reason for the larger relocation payment in this particular case is that pursuant to the Relocation Guidelines the owners require a larger dwelling unit than they currently occupy in order to mitigate present overcrowded conditions.

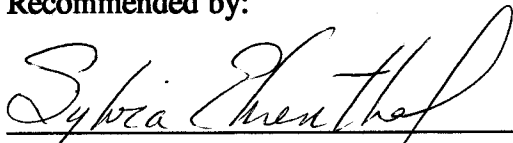
It is recommended that the Agency Board authorize the acquisition of these parcels. There are sufficient funds in the 2004 Tax Allocation Bonds fund for this purpose. Therefore, staff also recommends appropriating \$1,100,000 to pay for the two parcels, plus relocation benefits, escrow and title fees, and other incidental expenses.

Staff is continuing to negotiate with the owner of the two other remaining properties and is hopeful that purchase agreements will be brought to the Agency Board for these properties in the near future.

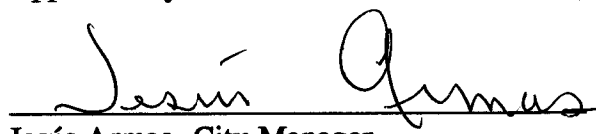
Prepared by:

  
Maret Bartlett, Redevelopment Director

Recommended by:

  
Sylvia Ehrenthal, Director of Community  
and Economic Development

Approved by:

  
Jesús Armas, City Manager

Attachments: Exhibit A: Site Map  
Resolutions



# EXHIBIT A

## Properties to be Acquired

"C" STREET

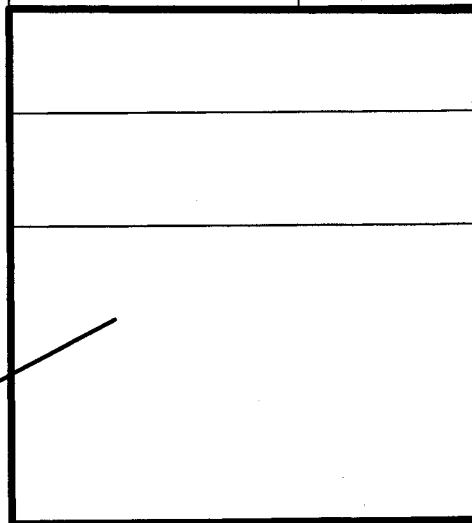
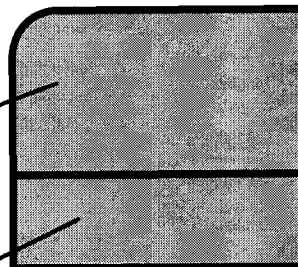
FILBERT STREET

271 "C" Street

251 "C" Street

AGENCY  
OWNED

BURBANK STREET



**DRAFT**

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-05

Introduced by Agency Member \_\_\_\_\_

RESOLUTION AUTHORIZING THE ACQUISITION OF  
PROPERTIES AT 251 C STREET AND 271 C STREET IN  
THE PROPOSED CANNERY AREA SCHOOL SITE

WHEREAS, in order to develop the proposed new Burbank Elementary School in the Cannery Area Design Plan it is necessary to acquire two homes on C Street; and

WHEREAS, the property located at 251 C Street is approximately 5,000 square feet and is improved with an owner-occupied single family residence. The contract price is \$420,000; the sellers are entitled to relocation benefits primarily consisting of a purchase differential payment of \$80,000; and

WHEREAS, the property located at 271 C Street is approximately 8,875 square feet and is improved with an owner-occupied single family residence. The contract price is \$430,000; the sellers are entitled to relocation benefits primarily consisting of a purchase differential payment of \$115,000.

NOW THEREFORE BE IT RESOLVED that the Agency Board of the Redevelopment Agency of the City of Hayward hereby authorizes the acquisition of 251 C Street, 271 C Street for purposes of developing the new Burbank Elementary School in the Cannery Area in the amount of \$1,100,000.

HAYWARD, CALIFORNIA \_\_\_\_\_, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:  
CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

**DRAFT**

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA 05-

Introduced by Agency Member \_\_\_\_\_

RESOLUTION AMENDING RESOLUTION RA 04-07, AS  
AMENDED, THE REDEVELOPMENT BUDGET  
RESOLUTION FOR FISCAL YEAR 2004-2005,  
RELATING TO AN APPROPRIATION OF FUNDS FROM  
THE REDEVELOPMENT TAX ALLOCATION BONDS  
FUND, FUND 454 FOR THE ACQUISITION OF 251 C  
STREET AND 271 C STREET

BE IT RESOLVED by the City Council of the City of Hayward that  
Resolution No. 04-07, as amended, the Redevelopment Budget Resolution for fiscal year  
2004-2005, is hereby amended by approving an appropriation of \$1,100,000 from the  
Redevelopment Tax Allocation Bonds Fund, Fund 454 for the acquisition of 251 C Street  
and 271 C Street.

HAYWARD, CALIFORNIA \_\_\_\_\_, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:

CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: \_\_\_\_\_  
Secretary of the Redevelopment Agency  
of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel